

FOR SALE OR LEASE

15

# John L. Dietsch Boulevard

NORTH ATTLEBORO, MA

FULLY PERMITTED SITE



CLICK HERE  
TO VIEW  
VIDEO

±162,710 SF

SUBDIVIDABLE HIGH-BAY  
WAREHOUSE/MANUFACTURING  
SPACE FOR SALE OR LEASE

CBRE

CALARE  
PROPERTIES



## Property Description

On behalf of Calare Properties, CBRE's Industrial Leasing Team is pleased to present the availability of ±162,710 SF of brand new, Class A warehouse space at 15 John L. Dietsch Boulevard in North Attleboro, Massachusetts. This building features ideal specifications, including 32' clear height, 27 loading docks, ESFR sprinklers, 2 drive-in doors, and the ability to subdivide down to ±42,930 SF. This high-bay warehouse is conveniently located immediately off I-95 and is within 15 miles of Providence and 40 miles of Boston.

## BUILDING SPECIFICATIONS

- + **Building Size:** ±162,710 SF
- + **Availability:** ±42,930-162,710 SF
- + **Site Area:** ±11.80 acres
- + **Clear Height:** 32'
- + **Loading:** 27 tailboard docks and 2 drive-in doors
- + **Column Spacing:** 56' x 51' with 60' speed bay
- + **Building Dimensions:** 265' x 614'
- + **Parking:** ±1.01/1,000 SF (164 parking spaces) and 20 trailer spaces
- + **Exterior Construction:** Tilt up concrete panel
- + **Foundation:** 7" floor slab
- + **Roof:** 60-mil TPO roof with R30 Insulation
- + **Electrical:** 2,000A, 480V, 3ph
- + **Lighting:** LED
- + **Fire:** ESFR
- + **Zoning:** Limited Highway Commercial District and Industrial District
- + **Utilities:**
  - Water/Sewer: Municipal- Town of Attleboro
  - Gas: Liberty Utilities
  - Electricity: Municipal- Town of Attleboro

## Site Plan

$\pm 162,710$  SF

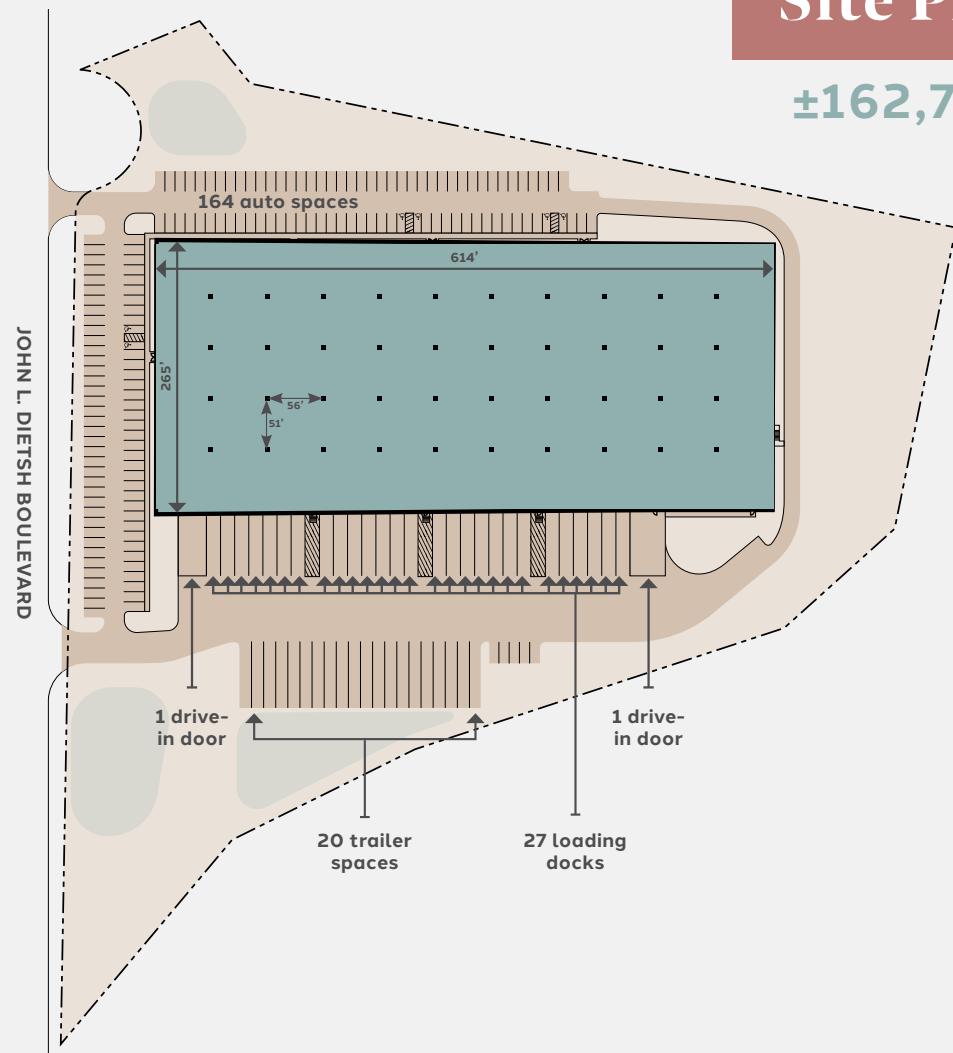
27 LOADING DOCKS



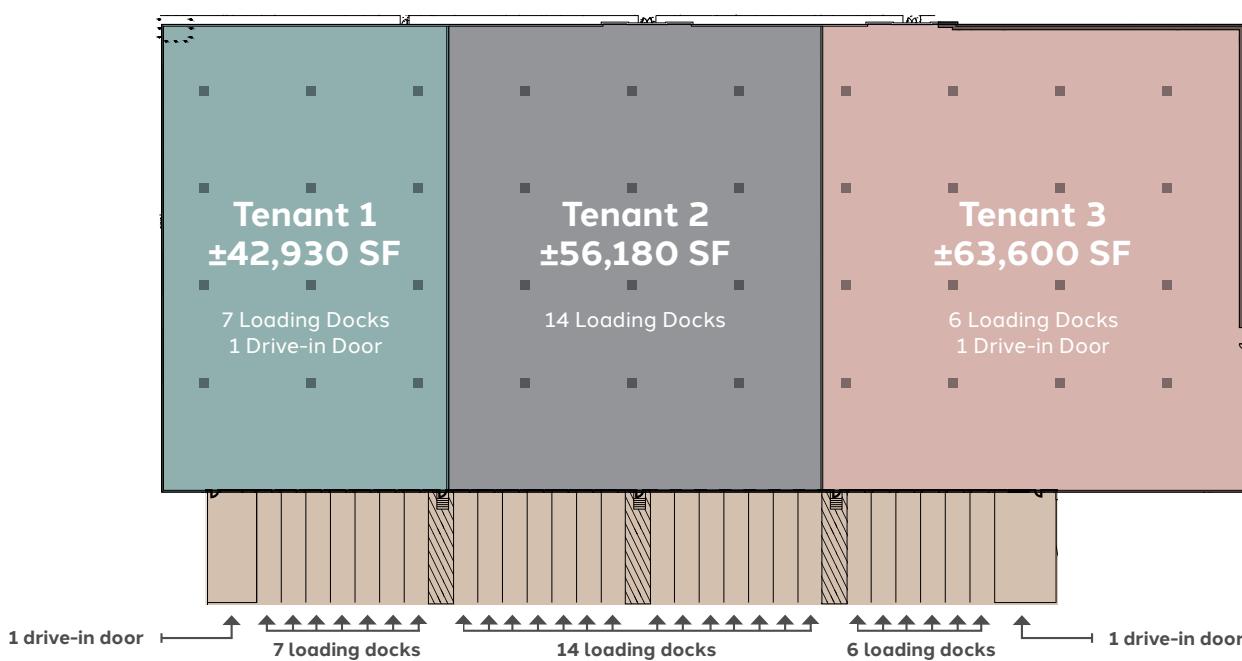
20 TRAILER SPACES



2,000 AMPS



## Potential Subdivision Plan





15

John L. Dietsch  
Boulevard



TOWNE  
TAVERNE & TAP

shaws



EXIT 7

95

152

EXIT 7

## Distance To

- + **Interstate 95:** 0.25 miles
- + **Interstate 495:** 5.0 miles
- + **Providence:** 14 miles
- + **Downtown Boston:** 35 miles
- + **Worcester:** 41 miles



## FOR MORE INFORMATION

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